



CITY OF BEAVERTON
Community Development
Department
Development Services Division
4755 SW Griffith Drive
PO Box 4755
Beaverton, OR 97076
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www.beavertonoregon.gov

ATTACHMENT A

NOTICE OF DEVELOPMENT PROPOSAL

Project Name: **141ST AVENUE SUBDIVISION**

Case File Nos.: LD2012-0015

Summary of Application: The applicant is seeking approval of a Preliminary Subdivision application for the creation of six lots in the R2 zoning district. The subject site is located at 4875 SW 141st Avenue, which is currently developed with one single family home. This is a two-phased subdivision intended for single-family, detached units. Phase I would create three lots to be accessed from the existing private street extending from SW 141st Avenue. Phase I includes right-of-way dedication along 141st Avenue and installation of all utility and parking improvements. Also, the existing house will be retained through Phase I. Improvements associated with Phase II include removal of the existing house and creation of three new lots. One lot is to be accessed from SW 141st Avenue. The other two lots will be accessed from the private street. Sidewalk improvements along 141st Avenue will be constructed during Phase II.

Project Location: 4875 SW 141st Avenue; Tax Lots 1434 & 1500 on Washington County Tax Assessor's Map 1S1-16BC

Zoning & NAC: Urban Medium Density Residential R2 / Central Beaverton NAC

Applicable Criteria: Development Code Section 40.03 *Facilities Review* and 40.45.15.5.C *Preliminary Subdivision*

Due Date for Written Comments: **5:00 PM, Wednesday, February 13, 2013**

Anticipated Decision Date: Wednesday, February 27, 2013

Staff Contact: Cassera Phipps (503) 526-2247 / cphipps@beavertonoregon.gov

Mailed written comments should be sent to the Planning Division, PO Box 4755, Beaverton, OR 97076. Please reference the Case File Number and Project Name in your written comments.

Facilities Review Committee Meeting Date: February 13, 2013

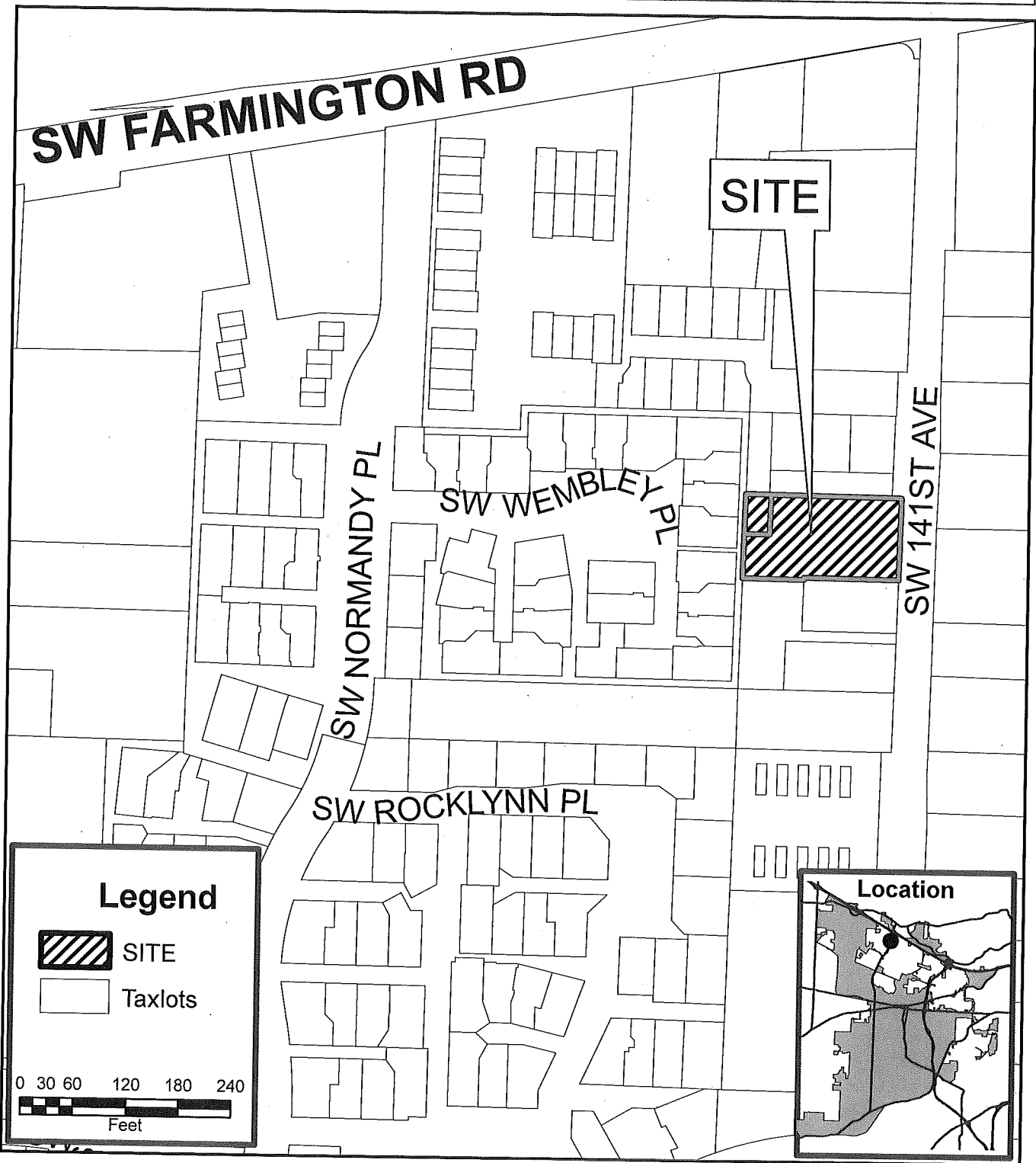
The Facilities Review Committee is not a decision-making body but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the meeting. The Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects/>

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Planning Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday.

Failure to raise an issue or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

VICINITY MAP

EXHIBIT "A"



**141ST AVENUE SUBDIVISION
LD2012-0015**

**COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division**

01/23/2013

Tax Lot #
1S116BC01434
1S116BC01500

Application #
LD2012-0015

